

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Stacey R Purtz
 Colleen Purtz
 Debtors

Case No. 16-14155-pmm
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4

User: Randi
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Jul 09, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 11, 2020.
 db/jdb +Stacey R Purtz, Colleen Purtz, 3190 Applebutter Rd, Danielsville, PA 18038-9405

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 11, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 9, 2020 at the address(es) listed below:

DENISE ELIZABETH CARLON on behalf of Creditor PNC Bank, National Association
 bkgroup@kmlawgroup.com
 JASON M. RAPA on behalf of Debtor Stacey R Purtz jrapa@rapalegal.com,
 mrapa@rapalegal.com;ssprouse@rapalegal.com;mhine@rapalegal.com
 JASON M. RAPA on behalf of Joint Debtor Colleen Purtz jrapa@rapalegal.com,
 mrapa@rapalegal.com;ssprouse@rapalegal.com;mhine@rapalegal.com
 JEROME B. BLANK on behalf of Creditor Bank Of America, N.A. paeb@fedphe.com
 JOSHUA I. GOLDMAN on behalf of Creditor PNC Bank, National Association
 Josh.Goldman@padgettllawgroup.com
 KEVIN G. MCDONALD on behalf of Creditor PNC Bank, National Association bkgroup@kmlawgroup.com
 LISA MARIE CIOTTI on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,
 ecf_frpa@trusteel3.com
 MARIO J. HANYON on behalf of Creditor Bank Of America, N.A. paeb@fedphe.com
 MATTEO SAMUEL WEINER on behalf of Creditor PNC Bank, National Association
 bkgroup@kmlawgroup.com
 REBECCA ANN SOLARZ on behalf of Creditor PNC Bank, National Association
 bkgroup@kmlawgroup.com
 SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com
 SHERRI J. SMITH on behalf of Creditor Bank Of America, N.A. sherri.smith@phelanhallinan.com,
 pa.bkecf@fedphe.com
 THOMAS I. PULEO on behalf of Creditor PNC Bank, National Association tpuleo@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 14

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	Chapter 13
Stacey R. Purtz &	:	
Colleen Purtz	:	
Debtors.	:	Case No.: 16-14155

ORDER

AND NOW, upon consideration of the motion of Debtors to Approve Sale in Chapter 13 Case, after notice and hearing, and good cause having been shown, it is ordered and decreed as follows, to wit:

The Motion for Sale of real property located at 3190 Applebutter Road, Danielsville, PA is granted.

Notice to all creditors was given, according the certification of service filed by the debtor's attorney.

The consideration of the offer of \$317,500.00 appears to be fair and reasonable and the Court permits Debtor to sell the property located at 3190 Applebutter Road, Danielsville, PA to the potential purchaser as provided for in the agreement of sale.

The transaction is beneficial to the estate, the debtors, and creditors and all parties in interest.

Therefore, it is ordered and decreed as follows, to wit:

1. The sale will satisfy all properly secured liens and encumbrances, and any and all properly secured liens and encumbrances will be paid first from proceeds of the sale.
2. Settlement agent is authorized to make such disbursements at the time of sale as are normally required to convey clear title under applicable non-bankruptcy law, especially without limit any unpaid real estate taxes, any commissions authorized in this order, other costs of sale and transfer taxes, and to charge the purchaser for the cost of the certified copy of this Order to be recorded together with the deed.
3. Settlement agent is authorized to pay Debtors, Stacey and Collen Purtz the sum of \$47,350.00 representing their approved exemption in the residence.

4. Settlement agent is authorized to pay Justen A. Scholl of BHHS Fox & Roach her realtor's commission as specified in the Listing Agreement.
5. Settlement agent is authorized to pay Jason M. Rapa, Esquire one thousand five hundred dollars (\$1,500.00) for payment of attorneys fees and costs associated with this bankruptcy. These monies will be escrowed by the title company and a fee application will be filed for approval of the same.
6. Settlement agent is directed to pay the remaining proceeds of the sale to Scott Waterman, Esquire, Standing Chapter 13 Trustee, for the benefit of unsecured creditor claims filed with the Court under this Chapter 13 Case.

IT IS HEREBY ORDERED, that the motion for sale is granted.

Date July 9, 2020



J.